

# PROJECT MEMO



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<b>TO:</b>	Cristina Haworth, AICP Issaquah Planning Consultant City of Issaquah 1775 12th Ave. NW Issaquah, WA 98027	<b>DATE:</b>	February 22, 2021
<b>FROM:</b>	Todd Sawin, PE Tacoma - (253) 383-2422	<b>PROJECT NO.:</b>	2180412.10
		<b>PROJECT NAME:</b>	ISD HS#17 and ES #4
<b>SUBJECT:</b>	Comprehensive Plan Narrative		

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The purpose of this memo is to describe the project's consistency with the City's Comprehensive Plan. The City's Comprehensive Plans is broken into nine elements. Each element has defined goals and policies. The list below states how the proposed project is consistent and supports these goals.

## Land Use Element

**LU Goal A. Maintain and enhance the natural systems and features of the City and surrounding area from the potentially negative impact on human activities, including but not limited to, land development.**

**Response:** The proposed project is within the Urban Growth Boundary and proposes a significant buffer above and beyond the IMC required minimum buffers to create a native, natural, wooded feel between the proposed and existing developments. Trees and critical areas will be retained in accordance with the IMC. The existing trees along the 228<sup>th</sup> hillside will be retained to the max extent feasible. Enhanced stormwater treatment is proposed for the project to provide adequate stormwater treatment for the Kokanee spawning habitat as part of the Laughing Jacobs Creek Drainage.

**LU Goal B. Achieve and maintain an overall tree canopy of at least 50% for reasons such as, but not limited to, offsetting the urban heat island effects, sequestering carbon dioxide emissions, and creating an inviting pedestrian environment.**

**Response:** As mentioned above, the proposed project is retaining trees to the maximum extent practical. Existing trees are maintained within the critical area buffers. Additional trees will be planted onsite to meet tree requirements. Proposed onsite roads will be planted with trees on either sides and in medians. Additional trees will be provided in parking lots. The project also proposes structured parking onsite that will further reduce vehicle parking footprint.

**LU Goal C. Conserve and protect environmentally critical areas from loss or degradation. Maintain critical hazard areas such as open space and significant areas of steep slopes, undeveloped shorelines and wetlands.**

**Response:** The existing wetland B will be maintained along with its associated buffer. Wetland C will be removed with mitigation provided in accordance with the IMC and the US Army Corps of Engineers requirements.

**LU Goal D. Improve stormwater quality and management.**

**Response:** The proposed project will treat and manage stormwater in accordance with the City's current adopted stormwater manual. A TIR outlining how the project's stormwater design meets the requirements of the manual has been provided. The system has been sized to match pre-developed flow rates leaving the site as required by the manual. The site was previously developed with little to no stormwater treatment or flow control devices. The proposed development will reduce current stormwater runoff rates and provide cleaner runoff leaving the site and as a result providing improvements to stormwater quality and management as part of this project.



**LU Goal E. Enhance wetlands and the riparian corridors of the City's lake, creeks and streams to improve environmental functions and fish and wildlife habitat.**

**Response:** As mentioned above, the existing wetland B will be maintained along with its associated buffer. Wetland C will be removed with mitigation provide in accordance with the IMC. Enhanced stormwater treatment is proposed for all runoff leaving the site which will reduce pollutant loads on the downstream system as a result of this project. Throughout the design process the school district has worked with King County Kokanee Recovery Group to ensure the stormwater system was designed to mitigate stormwater impacts to the downstream system.

**LU Goal F. Encourage innovative climate solutions which advance the City towards a carbon neutral community.**

**Response:** The Washington State Sustainable Schools Protocol was used to guide the sustainability design for the project as required by the State to meet funding requirements. The project proposes electric charging stations for vehicles and the school district promotes students ride district provided buses as part of their standard program.

**LU Goal G. Aim to be a regional leader by incorporating sustainable development, both public and private, to ensure Issaquah's ability to meet future social, economic, educational and environmental needs through innovative and creative methods. Where Possible, the City strives to exceed standards, practices and methods to ensure that Issaquah grows in a sustainable way.**

**Response:** ISD has partnered with City to develop within the adopted compact school requirements. Nonmotorized pathways are proposed along the project frontage and extend into the site to provide connectivity from the frontage to the buildings and other site elements. The footprint of the proposed development has been minimized to the smallest amount feasible. ISD will work with the City to identify public spaces and public access to the site.

**LU Goal H. Allow for and accommodate growth in a manner that is fiscally responsible to the community and enhances and protects the natural environment.**

**Response:** This project proposes to construct two schools on an existing developed site within the urban growth boundary in the most fiscally responsible way possible to deliver the required program and mitigate impacts to the natural environment. The project has maximized tree protection areas and buffers as requested by the public and as a result cut outdoor program available on this site. Due to recent changes in state law this program is required to be within the urban growth boundary and after an exhaustive search by the school district this site was deemed suitable for the proposed development.

**LU Goal I. Maintain and create a diversity of high quality places to live, work, shop, and recreate.**

**Response:** The proposed project will enhance the community by creating new elementary and high schools of the highest quality feasible for the project. The development will also include outdoor program spaces that will be used by the public to further the existing community.

**LU Goal J. Ensure a connected development pattern that enhances community access and promotes physical, social and mental well-being so that all people can live healthier and more active lives.**

**Response:** The proposed project is a public school project. This land use goal is in line with the goals of a public school.

**LU Goals K-O are not applicable to this type of project and have not been included for discussion.**



## Housing Element

This is not a housing project and thus housing element goals are not applicable and have not been included for discussion.

## Transportation Element

**Goal A. Provide safe and comfortable streets that encourage people to travel by walking, bicycling, and transit.**

**Response:** The proposed project proposes nonmotorized pathways along the project frontage and extend into the site to provide connectivity from the frontage to the buildings and other site elements along the proposed site roads. The school district also provides and encourages use of district provided transportation to and from the school for students. This program will continue as required by state law but also to reduce parking and traffic concerns near the site.

**Goals B-G are not applicable to this type of project and have not been included for discussion.**

## Utilities Element

Sewer and water is provided to the site by Sammamish Plateau Water. The utility element goals are not applicable and have not been included for discussion.

## Parks, Recreation, Trails, and Open Space Element

This is not a park project nor is it adjacent to any City parks, trails, nor open spaces. The parks, recreation, trails and open space element goals are not applicable and have not been included for discussion.

## Economic Vitality Element

These goals are not applicable to this type of project.

TCS/

c: Tom Mullins, Issaquah School District  
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